

CARBON COUNTY LAW JOURNAL

4	Pet. to Mod. Cust.	Scheetz, J. (Burke) v. Scheetz, C. (Cloonan)	24-FC-0579
1:00 PM			
1	Pet. to Mod. Cust.	Shapiro, J. (Kelhart) v. Shapiro, H. (Kemmerer)	13-2327
Friday, August 8			
Judge Nanovic, Roger N., II, Hon.			
9:00 AM			
1	Protection from Abuse Pet.	Zellner, C. (Pro Se) v. Christman, D. (Pannell)	24-FC-1738
Friday, August 8			
Judge Serfass, Steven R., Hon.			
9:00 AM			
1	Protection from Abuse Pet.	Delong, J. (Pro Se) v. Delong, J.A., Jr. (Pro Se)	25-FC-0167
2	Protection from Abuse Pet.	Neff, J.C. (Pro Se) v. Delong, J., Jr. (Pro Se)	25-FC-0145
3	Protection from Abuse Pet.	Brittain, A. (Pro Se) v. Weil, T.D. (Pro Se)	25-FC-0624
4	Protection from Abuse Pet.	Forstein, A. (Stafiuc) v. Lovett, A.A. (Pro Se)	24-FC-0777
5	Protection from Abuse Pet.	Spencer, V.A. (Masington) v. Spencer, N.J. (Harakal)	24-FC-1275
Friday, August 8			
Judge Nanovic, Roger N., II, Hon.			
1:15 PM			
1		Wells Fargo Bank (Pack) v. Hartz, H.M. (Pro Se)	20-0923

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION GALLE, CAROL M., Dec'd.

Late of Towamensing Township.

Executor: David Clark, 700 Jonas Road, Effort, PA 18330.
Attorney: Scott C. Painter, Esquire, 906 Penn Avenue, Suite 1, Wyomissing, PA 19610.

FILCHNER, CURTIS W. a/k/a CURTIS FILCHNER, Dec'd.

Late of 648 Mauch Chunk Road, Palmerton.

Executrix: Sandee L. Poudrier a/k/a Sandee Poudrier, 648 Mauch Chunk Road, Palmer-ton, PA 18071.

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

KOGER, FREY A., Dec'd.

Late of Palmerton.

Personal Representative: Jackie Dean Young.

Attorneys: Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018.

McGUIRE, ROSEMARY AGNES, Dec'd.

Late of Albrightsville.

Executrix: Tiffany A. Brown, P.O. Box 122, Albrightsville, PA 18210.

Attorneys: Christopher J. Cimballa, Esquire, Welby Stoltenberg Cimballa & Cook, LLC, The Grant Building, 330 Grant Street, Suite 2620, Pittsburgh, PA 15219.

SECOND PUBLICATION

BILLIG, JEAN A. a/k/a JEAN BILLIG and JEAN A. BILLING, Dec'd.

Late of Bowmanstown.

Executor: Brian K. Billig, 419 Hamilton Street, Palmerton, PA 18071.

Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

GALLAGHER, BERNADINE G. a/k/a BERNADINE GALLAGHER, Dec'd.

Late of the City of Hazleton.

Executor: Terrance Gallagher c/o Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202.

Attorney: Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202.

SHETROMPF, LOUISE JEAN, Dec'd.

Late of Jim Thorpe Borough.

Administratrix: Heather L. Shetrompf, 106 S. Chestnut St., Summit Hill, PA 18250.

Attorneys: Latisha Bernard Schuenemann, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.

THIRD PUBLICATION

COSGROVE, ANNA T., Dec'd.

Late of Kidder Township.

Executors: James P. Cosgrove, Jr., 113 Turkey Path Trail, White Haven, PA 18661 and Theresa C. Cosgrove, Chesapeake City, Maryland.

Attorney: None.

DRURY, JOHN, Dec'd.

Late of Carbon County.

Administrator: Mark Drury.

Attorney: Arley L. Kemmerer, Esquire, 58 Broadway, Jim Thorpe, PA 18229.

HEYDT, JEAN M. a/k/a JEAN MINERVA HEYDT, Dec'd.

Late of 1000 Evergreen Avenue, Weatherly.

Executor: Allen S. Heydt, 899 State Route 903, Jim Thorpe, PA 18229.

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

MACK, DAVID B., SR., Dec'd.

Late of the Township of East Penn.

Executors: Kathryn E. Mack, 530 W. Sunset Road, Lehigh-
ton, PA 18235 and David B.
Mack, Jr., 846 Fairyland Road,
Lehigh-
ton, PA 18235.

Attorneys: Jenny Y.C. Cheng,
Esquire, Cheng Law Offices,
P.C., 430 Delaware Avenue,
P.O. Box 195, Palmerton, PA
18071.

MARSHALL, GRACE A., Dec'd.

Late of 205 Ashtown Drive,
Lehigh-
ton.

Administrator: Steven Miller,
184 Miller Lane, Lehigh-
ton, PA
18235.

Attorney: Jane L. Zellner, Es-
quire, 120 S. First St., Lehigh-
ton, PA 18235.

REGISTER OF WILLS

DEMCHIK, ANDREW J.; Lake
Harmony, PA; Admn.; Bonnie
G. Ostrofsky, Esquire (Mont-
gomery County).

GREEN, ELIZABETH A. a/k/a
ELIZABETH GREEN; Weath-
erly, PA; Testamentary; Wil-
liam J. Watt, III, Esquire (Lu-
zerne County).

KREGER, ELEANOR M. a/k/a
ELEANOR KREGER; Nesque-
honing, PA; Testamentary;
Thomas S. Nanovic, Esquire.

SARGENT, MARY B.; Palmerton,
PA; Testamentary; Sarah Ru-
bright McCahon, Esquire (Wy-
omissing County).

Aug. 1

SUITS BEGUN

The plaintiff's name appears
first, followed by the name of the
defendant, the case number, the
nature of the suit, the name of the
plaintiff's attorney, and the date
the suit was filed.

**AMERICAN EXPRESS NATION-
AL BANK;** Adrienne Leickel,
Adrienne Driscoll, Adroemme
Leickel; 25-CV-1624; Debt Col-
lection; Jason Strand, Esquire;
07/23/25.

BANK OF AMERICA NA; Allan
Fenkner; 25-CV-1578; Debt
Collection; Jonathan P. Craw-
ley, Esquire; 07/21/25.

BANK OF AMERICA NA; Briana
Roldan; 25-CV-1577; Debt Col-
lection; Jonathan P. Crawley,
Esquire; 07/21/2025.

BREINER, DANIELLE; Joshua
Breiner; 25-FC-1579; Divorce;
Dorota Gasienica Kozak, Es-
quire; 07/21/25.

BUSCH, MICHELLE; Benjamin
Busch; 25-FC-1563; Divorce;
Pro Se; 07/17/25.

CAMMILLERI, CATHERINE;
Angelo Torres; 25-FC-1561;
Protection From Abuse; Pro Se;
07/21/25.

CANZONERI, JACQUELINE;
Salvatore Canzoneri; 25-FC-
1550; Protection From Abuse;
Pro Se; 07/16/25.

CAPITAL ONE (USA) NA; Scott
Morse; 25-CV-1568; MDJ Ap-
peal - Debt Collection; Michael
J. Dougherty, Esquire; 07/18/
25.

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THETA HEDGE CAPITAL
CORP; Borough of Lansford;
25-CV-1536; 07/14/25; \$788.84
TORRES, ANGELO, CECILIA
TORRES; Penn Forest Streams
Property Owners Assn., Inc.;
25-CV-1553; 07/16/25; \$913.39
VALENCIK, ROBERT; Carbon
County Clerk of Courts; 25-
BOC-7619; 07/15/25; \$6,040.59
VINCENT PAUL SMITH; Glen
Onoko Property Owners As-
sociation; 25-CV-1575; 07/
18/25; \$726.40
WEB WEB LLC; Borough of Lans-
ford; 25-CV-1535; 07/14/25;
\$1,335.42
WILLIAMS, MICHAEL AN-
THONY; Lehigh Area
School District; 25-CV-1594;
07/23/25; \$732.68
WISSER, WILLIAM; Carbon
County Clerk of Courts; 25-
BOC-7631; 07/17/25; \$2,310.30
Aug. 1

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON
PLEAS OF CARBON
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW

NO.: 25-CV-0831

MORTGAGE RESEARCH
CENTER, LLC d/b/a
VETERANS UNITED
HOME LOANS, A
MISSOURI LIMITED
LIABILITY COMPANY
Plaintiff

vs.

Charles Griffin, III a/k/a
Charles N. Griffin;
Karen Griffin
Defendants

TO: Charles Griffin, III a/k/a
Charles N. Griffin; Karen Grif-
fin

You are hereby notified that
Plaintiff, Mortgage Research
Center, LLC d/b/a Veterans
United Home Loans, a Missouri
Limited Liability Company, filed
an Action in Mortgage Foreclo-
sure endorsed with a Notice to
Defend, in the Court of Common
Pleas of Carbon County, Penn-
sylvania, docketed to No. 25-CV-
0831, seeking to foreclose the
mortgage secured by the real
estate located at 10 Cedar Lane,
Albrightsville, PA 18210.

A copy of the Action in Mort-
gage Foreclosure will be sent to
you upon request to the Attorney
for the Plaintiff, MDK Legal, P.O.
Box 165028, Columbus, OH
43216-5028. Phone (614) 220-
5611.

You have been sued in court.
If you wish to defend against the
claims in this notice, you must
take action within twenty (20)
days after this publication, by
entering a written appearance
personally or by attorney and
filing in writing with the court
your defenses or objections to the
claims set forth against you. You
are warned that if you fail to do

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so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service

Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
1-800-692-7375

- or -

North Penn Legal Services
2 East Broad Street
Suite 2015
Hazleton, PA 18201
(877) 953-4250

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COMMON PLEAS OF CARBON COUNTY
SHERIFF'S SALE OF VALUABLE REAL ESTATE
Sheriff's Office, Courthouse Building, Jim Thorpe, PA

SHERIFF'S NOTICE: The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises.

Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff on August 25, 2025 and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

DANIEL ZEIGLER
Sheriff, County of Carbon
www.carboncountysheriff.com
July 25; Aug. 1, 8

Sale of the real estate shall be held on Wednesday, August 13, 2025 at 10:00 a.m. online at www.bid4assets.com.

SALE #1

Writ of Execution No.: 22-2365.

Property Address: 1 N. Walnut Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Douglas J. Ahner.

SALE #2

Writ of Execution No.: 20-3089.

Property Address: 87 Pine Street, Lehighton, PA 18235.

Location: Mahoning Township.

Improvements: Single family.
Defendant: Jane L. Arnold.

SALE #3

Writ of Execution No.: 22-1747.

Property Address: 327 W. White Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Christine Bittner.

SALE #4

Writ of Execution No.: 23-CV-2110.

Property Address: 541 E. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.
Defendant: Edward A. Christman.

SALE #5

Writ of Execution No.: 23-CV-2858.

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Property Address: 116 W. Diaz Avenue, Nesquehoning, PA 18240.

Location: Borough of Nesquehoning.

Improvements: Single family.

Defendant: Carol Ann Digilio.

SALE #6

Writ of Execution No.: 25-CV-0401.

Property Address: 85 West 13th Street, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Single family.

Defendants: Michael C. Gallagher, in his Capacity as Executor of the Estate of Christopher M. Gallagher a/k/a Christopher Michael Gallagher a/k/a Christopher Gallagher (Deceased) and in his personal capacity as owner.

SALE #7

Writ of Execution No.: 25-CV-0717.

Property Address: 423 Center Avenue, Jim Thorpe, PA 18229.

Location: Borough of Jim Thorpe.

Improvements: Residential dwelling.

Defendant: Elana Iuspa a/k/a Elana S. Iuspa.

SALE #8

Writ of Execution No.: 25-CV-0603.

Property Address: 71 Snow Plow Hill, Lake Harmony, PA 18624.

Location: Kidder Township.

Improvements: Residential property.

Defendants: Annette Kerr.

SALE #9

Writ of Execution No.: 23-CV-1161.

Property Address: 306 Bridge Street, Lehighton, PA 18235.

Location: Borough of Lehighton.

Improvements: Residential dwelling.

Defendants: Edward C. Kunkle and Christine Kunkle.

SALE #11

Writ of Execution No.: 23-0505.

Property Address: 209 E. Hazard Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Residential dwelling.

Defendant: Beth Mantz.

SALE #12

Writ of Execution No.: 21-2055.

Property Address: 109 State Road, Lehighton, PA 18235.

Location: Franklin Township.

Improvements: Single family.

Defendants: Steven S. McEvoy and Jared S. McEvoy.

SALE #14

Writ of Execution No.: 22-0449.

Property Address: 547 E. Abbott Street, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Thomas B. Mitchell.

SALE #15

Writ of Execution No.: 24-CV-1285.

Property Address: 9 Squaw Road, Albrightsville, PA 18210.

Location: Penn Forest Township.

Improvements: Residential dwelling.

Defendant: Raymond D. Morales.

SALE #16

Writ of Execution No.: 22-1482.

Property Address: 328 W. Kline Avenue, Lansford, PA 18232.

Location: Borough of Lansford.

Improvements: Single family.

Defendant: Bruce A. Romig.

SALE #17

Writ of Execution No.: 23-CV-2434.

Property Address: 247 Doney Run, Weatherly, PA 18255.

Location: Weatherly Borough.

Improvements: Residential dwelling.

Defendants: Adam Skonieczny and Sharon Lea Skonieczny.

SALE #18

Writ of Execution No.: 21-2572.

Property Address: 342 W. White Street, Summit Hill, PA 18250.

Location: Borough of Summit Hill.

Improvements: Single family.

Defendants: Dennis M. Snyder and Melissa Snyder.

SALE #19

Writ of Execution No.: 23-CV-2586.

Property Address: 2491 Cherry Hill Road, Parryville, PA 18244.

Location: Borough of Parryville and partly in the Township of Lower Towamensing.

Improvements: Single family.

Defendant: Steven J., Inc.

DEEDS

The name of the grantor appears first, followed by name of grantee, location of premises, amount of consideration, and date of recording.

GREAT POCONO ENTERPRISES LLC, Pinnacle Pocono Properties LLC, Penn For., \$35,000.00, 03/14/25

SHERIFF OF CARBON COUNTY, Harbour Landing LLC, E. Penn, \$1.00, 03/14/25